

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Payment of City Level Infrastructure Impact Fee – Certain concessions
– Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT(M1) DEPARTMENT

G.O.Ms.No. 38

**Dated: 20.01.2009
Read the following:**

1. G.O.Ms.No.86, MA&UD (M) Department, Dated 03.03.2006
2. G.O.Ms.No.678, MA&UD (M) Department, Dated 07.09.2007
3. G.O.Ms.No.302, MA&UD (M) Department, Dated 15.04.2008
4. G.O.Ms.No.569, MA&UD (M) Department, Dated 23.08.2008

* * *

ORDER:

In the Go's 1st to 4th read above, Government have issued Revised Common Building Rules to Urban Development Authorities (UDA's), Municipal Corporations and Municipalities in the state. Under the said Rules for all the buildings of height above 15 mtrs, the City Level Infrastructure Impact Fee is levied with a view to ensure development of City Level Infrastructure facilities.

2. Certain representations have been received from various organizations regarding deferred payment of City Level Infrastructure Impact Fee in view of the recession in the real estate sector. It was represented that, the huge amount of said fee is discouraging the builders to go for mega townships, causing delay in receiving permissions due to non mobilization of huge amount towards Impact Fee and leading to short supply of residential units and thereby leading to escalation of prices. They have therefore, requested the Government to allow them to pay the same in quarterly installments till the validity of the sanction (3 years) or completion of the project whichever is earlier for which they are prepared to mortgage 2% additional built up area under notarized affidavit over and above the area to be mortgaged as per G.O.Ms.No.86, MA&UD Dept., Dated 03.03.2006.

3. Considering the above and in order to encourage construction industry and to increase the supply of affordable housing stock, Government felt it necessary to provide certain concessions in payment of City Level Infrastructure Impact Fees, by way of deferred payment for a period of one year.

4. Accordingly, Government hereby permit to pay the City/Town Level Infrastructure Impact Fees in six (6) equal installments within a period of three (3) years and to obtain post dated cheques for the above payments at the time of release of Building Permission subject to insisting of mortgage of additional 5% built up area or 50% of the ground / first / second floor area whichever is less to the sanctioning authority, which shall be over and above the area to be mortgaged under G.O.Ms.No.86, MA&UD Dept., Dated 03.03.2006 to the sanctioning authority. This facility shall be applicable for a period of one year and to all new applications and to pending applications also, where applicants have not paid the City level Infrastructure Impact fees.

P.T.O

:: 2 ::

5. The Commissioners of all Municipal Corporations and Municipalities and Vice Chairmen's of all Urban Development Authorities / Metropolitan Commissioner, Hyderabad Metropolitan Development Authority are instructed to take further action in the matter accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr. C.V.S.K. SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.**

To
All the Municipal Commissioners in the State (through C&DMA, A.P. Hyderabad).
The Commissioner & Director of Municipal Administration, A.P. Hyderabad.
The Commissioner & Special Officer, Greater Hyderabad Municipal Corporation, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Director of Town & Country Planning, Hyderabad.
Copy to:
The PS to M (MA)/ Prl. Secretary / Secretary (MA&UD)
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER